



Church Close, Caldecott
Asking Price of £450,000



This beautiful two-bedroom ironstone cottage sits on a quiet street in the heart of this Rutland village. With an abundance of original features throughout include exposed stone wall, beams, and vaulting ceilings to the bedrooms. Externally there is a pretty southerly facing low-maintenance courtyard garden enclosed by a matching stone wall and wooden gate to the driveway which allows for two vehicles, and a single detached garage.

This lovely village residence provides bespoke kitchen units, a built-in oven and gas hob, a dishwasher, Fridge freezer plus a utility area with washing machine and dryer. Leading on to an open living/dining room with French doors and views over the garden. Climb the stairs to the first floor, where you will find two spacious bedrooms both with fitted wardrobes. The principal bedroom benefits from an En-suite bathroom room and to complete this floor is a lovely separate shower room.

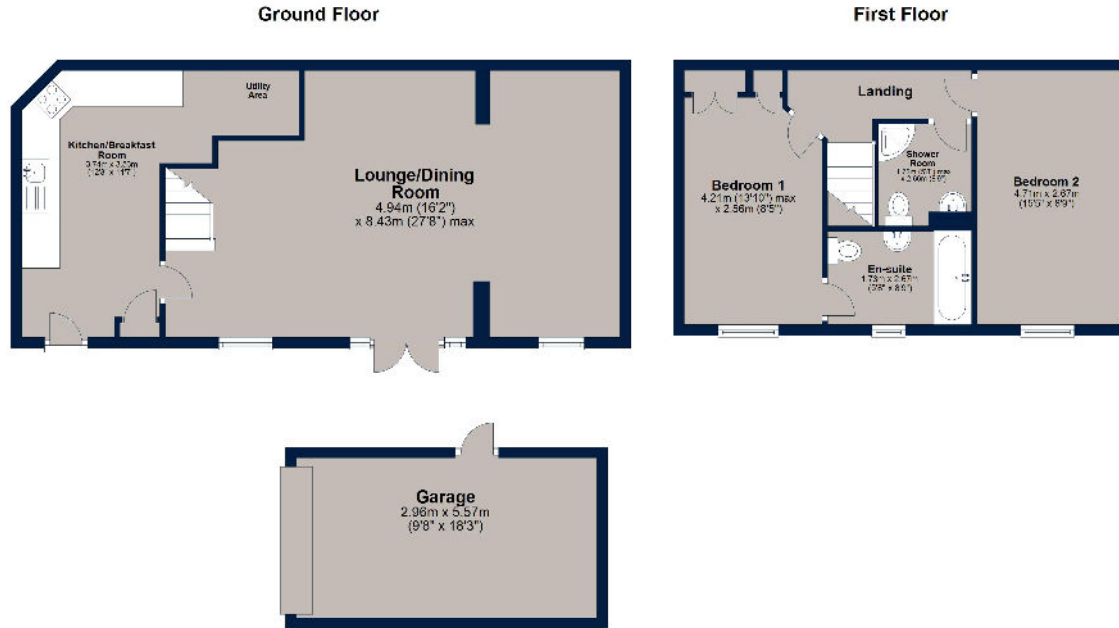
Tenure: Freehold
All mains services
Council tax Band: D
EPC Rating: D

*The owner has informed Osprey that White Goods can be included.





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Total area: approx. 107.8 sq. metres (1160.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. Plan produced using PlanUp.



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Caldecott is the most southerly village in Rutland nestled in the Welland Valley with a delightful church, two pubs, a vibrant village community and sitting in the catchment area for Bringhurst primary school. There is excellent access to Leicester, Peterborough, Corby, and Kettering, all with main line train services and the ability of reaching London within the hour. Uppingham is just 5 minutes' drive away providing amenities and several excellent primary and secondary schools. There is fishing on the nearby Eyebrook reservoir and water sports for all at Rutland Water with golf courses for every ability nearby.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements